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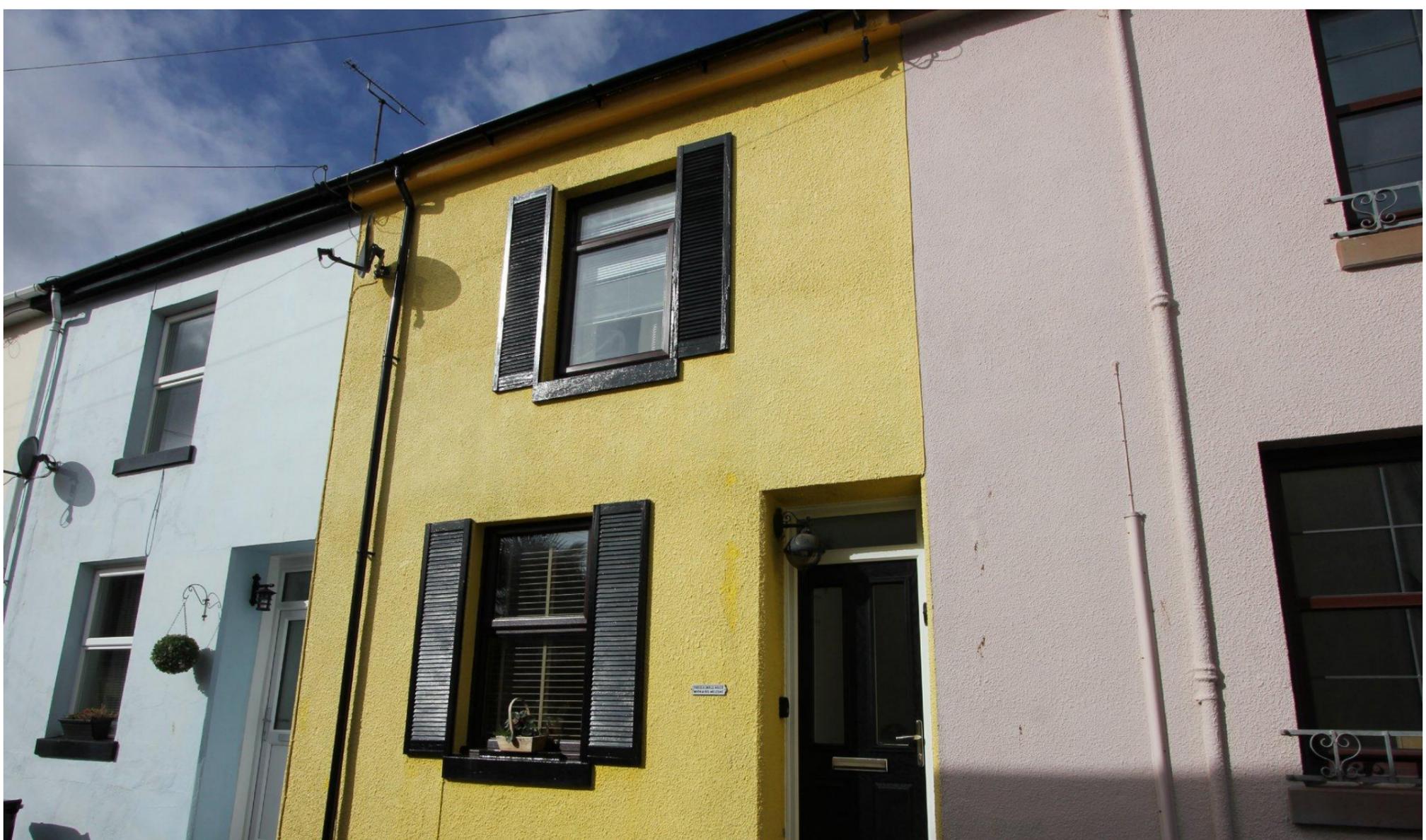
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- Send you a letter detailing our recommendations
- Remember all of our advice is given freely with no obligation to market your home.



5 Brent Road  
Paignton, TQ3 3AR  
£140,000

- Character Cottage
- Mid Terrace
- Beautifully Presented
- Two Reception Rooms
- Two Bedrooms
- GCH & UPVC Double Glazing
- Courtyard Garden
- Level Walk to the Town & Sea Front





A beautifully presented mid terrace character cottage located in the centre of the coastal town of Paignton. Positioned in a cul-de-sac it is a level walk into the town centre and all its amenities and just a short work to the Sea Front and the Picturesque Harbourside. Comprising entrance hallway, lounge, dining area, kitchen, two bedrooms, and a bathroom. Benefiting from UPVC Double Glazing, GCH and Rear Court Yard Garden.

## Property Description

### ACCOMMODATION

Double glazed obscure glass front door into;

### ENTRANCE HALLWAY

Double panelled radiator. Stairs rising to the first floor. Doors to principal rooms.

### LOUNGE

10' 0" x 10' 4" into chimney recess (3.05m x 3.15m)  
Stripped wooden door. Coving to ceiling. UPVC double glazed window to the front. Double panelled radiator. Television point. Telephone point. Coal effect electric fire with marble surround and hearth.

### DINING ROOM

11' 8" x 9' 11" (3.56m x 3.02m)  
Stripped wooden door. Double panelled radiator. Wooden louvre door to understairs storage cupboard housing the gas meter and lighting. Further wooden louvre doors to cupboard housing Baxi boiler with cupboard space beneath. Double glazed door leading to the rear garden. Opening with step up into;

### KITCHEN

10' 2" x 5' 3" (3.1m x 1.6m)  
UPVC double glazed window to the side. Range of base units and drawers with roll edge worktops over and tiled splashbacks. Space for cooker with cooker hood above. Space for further electrical appliances beneath i.e. washing machine and fridge. Stainless steel single bowl sink and drainer with mixer tap. Range of matching wall units.

### FIRST FLOOR LANDING

Hatch giving access to loft space. Split level landing. Door leading to;

### BEDROOM ONE

13' 10" max x 10' 1" (4.22m x 3.07m)  
Coving to ceiling. UPVC double glazed window to the front. Double panelled radiator. Built in shelving to recess. Telephone point.

### BEDROOM TWO

9' 8" x 5' 8" plus door recess (2.95m x 1.73m)  
UPVC double glazed window to the rear. Double panelled radiator. Built in cupboard with hanging rail and shelving.

### BATHROOM

6' 11" max x 7' 4" max (2.11m x 2.24m)  
Double glazed obscure glass window to the rear. Double panelled radiator. Pedestal wash hand basin. Low level wc. Panelled bath with twin grip handles and electric shower over. Tiled walls.

### OUTSIDE

To the front of the property there is an outside light. To the rear the back door leads out onto a decked area. Outside tap. Steps up to a garden that is enclosed by walling and fencing with gate leading to the rear. Partly laid to decking with crazy paved patio area. Flower beds with plants and shrubs.

### AGENTS NOTE

The vendor informs us that the boiler is only 6 months old and that the property has new windows.